

A RESOLUTION of the Common Council  
setting forth the policy of the  
City in regard to the Poplar Ridge  
Annexation.

WHEREAS, the annexation of territory to the City  
of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort  
Wayne is called upon in the preparation of the City  
budget to provide for the furnishing of municipal  
services to the entire City, including newly annexed  
areas; and

WHEREAS, the Common Council of the City of Fort  
Wayne has before it an Ordinance for the annexation of  
the Poplar Ridge Annexation Area, more specifically  
described as follows, to-wit:

Part of the SE 1/4 of Section 1, T30N, R11E, 2nd P.M.,  
Aboite Civil Township, Allen County, Indiana, and part  
of the SW 1/4 of Section 6, T30N, R12E, 2nd P.M., Wayne  
Civil Township, Allen County, Indiana, containing 73  
acres, more or less, and more particularly described as  
follows:

Beginning at the intersection of the easterly line of  
the SW 1/4 of Section 6, T30N, R12E, 2nd P.M., Allen  
County, Indiana with the northerly right of way of  
Illinois Road (formerly Indiana State Road 14, Project  
No. S-387 (4), 1963); thence westerly along the  
northerly right of way of Illinois Road, said line also  
being on the boundary of the Magnavox Way Annexation  
Area (Ordinance No. X-03-82) to a concrete right of way  
marker (75 feet normal distance north of station 316  
+19, Project No. S-387 (4), 1963) approximately 810  
feet west and 75 feet north of the southeast corner of  
the SW 1/4 of said Section 6; thence westerly to a  
obliterated concrete right of way marker (103 feet  
normal distance north of station 61 + 52.35 on line 'S-  
14-A', Indiana State Highway I Project No. 69-4 (13)  
105, 1959) approximately 1306 feet west and 103 feet  
north of the southeast corner of the southeast corner  
of the SW 1/4 of said Section 6; thence westerly,  
northwesterly and northerly along the easterly right of  
way of the Illinois Road (formerly Indiana State Road  
14) and Interstate 69 interchange (northeast quadrant,  
Indiana State Highway I Project No. 69-4 (13) 105,  
1959) and the easterly right of way of Interstate 69 to  
its intersection with the northerly line of Poplar  
Ridge Addition (Plat Book 20, page 53, Office of the  
Allen County Recorder) extended westerly; thence  
easterly along said northerly line of Poplar Ridge  
Addition extended westerly and the northerly line of  
said Poplar Ridge Addition, said line also being the  
northerly right of way of Retha Drive, to the northeast  
corner of said Poplar Ridge Addition (intersection of  
the northerly right of way of Retha Drive with the  
easterly line of Lot 35, Poplar Ridge Addition extended  
northerly); thence southerly along the easterly east



1 line of said Poplar Ridge Addition to the southeast  
2 corner of Lot 31, Poplar Ridge Addition; thence  
3 easterly parallel with the south line of the SW 1/4 of  
4 said Section 6 to the west line of Poplar Ridge  
5 Addition, Second Section (Plat Book 22, page 140,  
6 Office of the Allen County Recorder); thence northerly  
7 along the west line of Poplar Ridge Addition, Second  
8 Section to the north bank of the Flaugh Ditch; thence  
9 northeasterly along the north bank of the Flaugh Ditch,  
10 said line also being on the boundary of said Poplar  
11 Ridge Addition, Second Section to a point 2636 feet  
12 north and 100 feet east of the southeast corner of the  
13 SW 1/4 of said Section; thence easterly along the  
14 northerly boundary of said Poplar Ridge Addition,  
15 Second Section to the east line of the SW 1/4 said  
16 Section 6; thence southerly along the east line of the  
17 SW 1/4 of said Section 6, said line also being on the  
18 easterly boundary of said Poplar Ridge Addition, Second  
19 Section and the boundary of the Auto Mall Annexation  
20 Area (Ordinance No. X-03-93) to the point of beginning.

21  
22 BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF  
23 THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That in the case of the Poplar Ridge  
25 Annexation Area, it is the policy of the City of Fort  
26 Wayne to follow the provisions of Section 1.1 of  
27 Chapter 2 of the Municipal Code of the City of Fort  
28 Wayne, Indiana of 1974, as amended, with regards to the  
29 provision of non-capital and capital services to the  
30 annexation area.

31 SECTION 2. That it is the policy of the City of  
32 Fort Wayne to follow the annexation fiscal plan for  
said described territory, as prepared by the Division  
of Community and Economic Development which is  
incorporated herein. Two copies of said plan are on  
file in the office of the Clerk of the City of Fort  
Wayne and are available for public inspection as  
required by law.

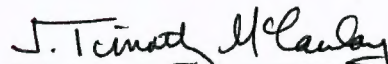
SECTION 3. That said plan sets forth cost  
estimates of the services to be provided, the methods  
of financing these services, the plan for the  
organization and extension of these services,  
delineates the non-capital improvement services to be  
provided within one (1) year of annexation, the capital  
improvement services to be provided within three (3)

1 years of annexation, and the plan for hiring employees  
2 of other governmental entities whose jobs will be  
3 eliminated by this annexation.

4 SECTION 4. That, after adoption and any and all  
5 necessary approval by the Mayor, this Resolution shall  
6 be in full force and effect.

7   
8 COUNCILMEMBER

9 APPROVED AS TO FORM AND LEGALITY

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12 J. TIMOTHY MCCAULAY, CITY ATTORNEY  
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Read the first time in full and on motion by Joe Smith, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 7-12-94

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Garrie, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-9-94

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_ (ZONING) \_\_\_\_\_ ORDINANCE RESOLUTION NO. R-45-94 on the 9th day of August, 1994

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of August, 1994, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of August, 1994, at the hour of 9:00 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



## MEMORANDUM

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**TO:** City Council Members  
**FROM:** Pamela Holocher, Senior Planner *PH*  
**RE:** Poplar Ridge Annexation  
**DATE:** July 6, 1994 *R-94-07-02*

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The Poplar Ridge Annexation Area is located west of the City of Fort Wayne along Illinois Road. The proposed annexation area contains approximately 74 acres and is zoned for residential and commercial uses. The area contains 55 residential structures and one commercial structure. The assessed value of this area is \$836,532. It is estimated that this area will generate a net revenue of \$64,710 during the first five years after its incorporation into the City.

The proposed annexation area is over 60 percent subdivided and is over 12.5 percent contiguous to the City of Fort Wayne.

This annexation will be presented to the Planning Commission at its July 18 Public Hearing. The proposed effective date for the Poplar Ridge Annexation is December 31, 1995.

If you have any questions or concerns regarding this annexation, please contact Andrew Dobson or Pamela Holocher at 427-1140.



BILL NO. R-94-07-02

REPORT OF THE COMMITTEE ON  
REGULATIONS  
REBECCA J. RAVINE - MARK E. GIAQUINTA - CO-CHAIR  
DONALD J. SCHMIDT  
JANET G. BRADURY

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council  
setting forth the policy of the City in regard to Poplar Ridge  
Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Rebecca Ravine*  
*Donald J. Schmidt*

*Janet G. Bradury*

DATED: 8-9-94

Sandra E. Kennedy  
City Clerk

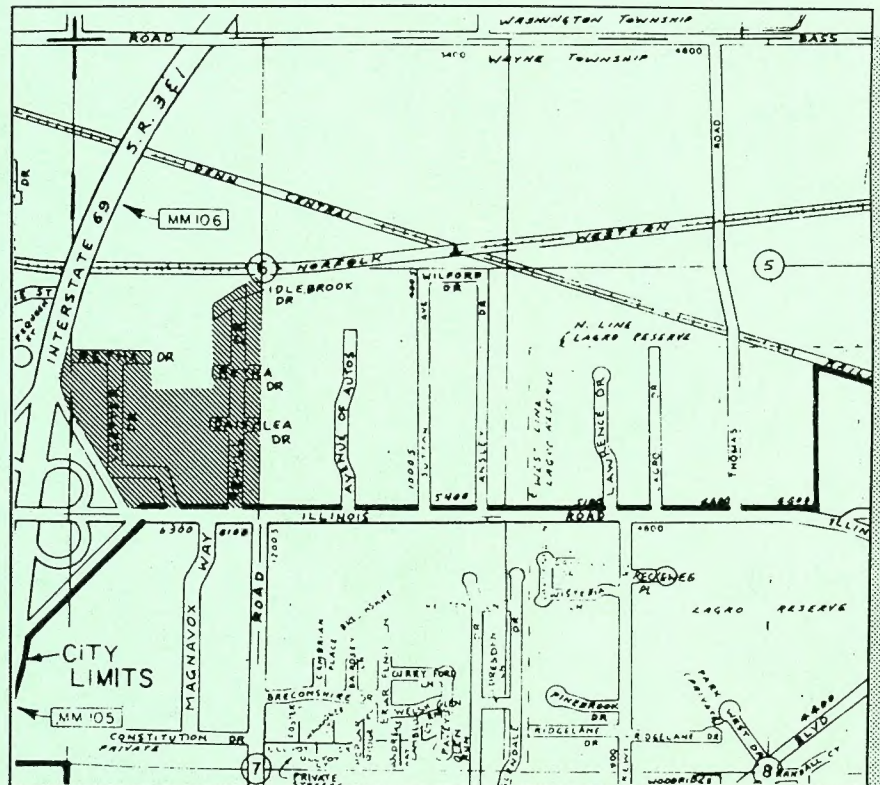
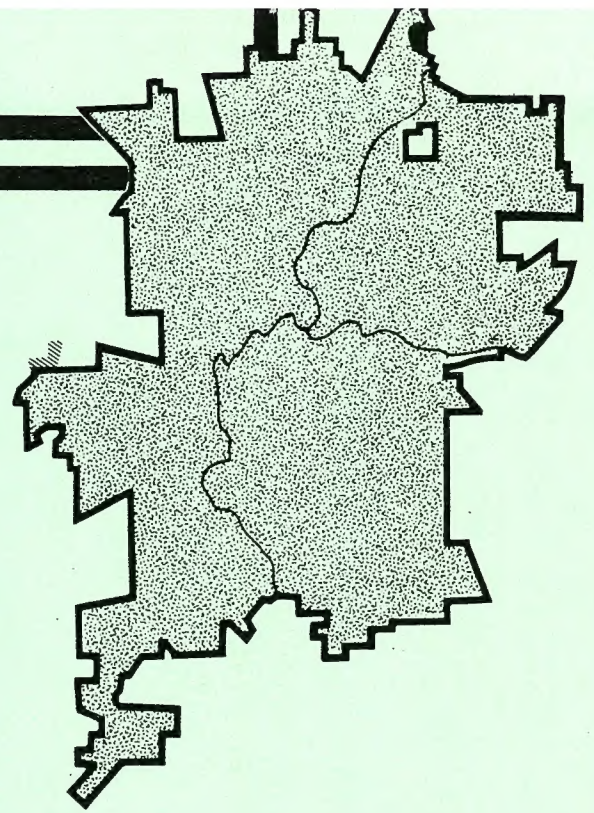


# FISCAL PLAN

CITY OF FORT WAYNE  
PAUL HELMKE, MAYOR

July 1994

Poplar Ridge  
Annexation



## ADMINISTRATION AND POLICY DIRECTION

Paul Helmke  
Mayor  
City of Fort Wayne

Gregg LaMar  
Director  
Division of Community & Economic Development

Gary Stair  
Director of Planning

### Fort Wayne City Plan Commission

Mel Smith, President  
Ernest Evans, Vice President  
Carol Kettler Sharp, Secretary  
James Hoch  
Charles Layton  
David Ross  
Mark E. GiaQuinta  
Vicky VerPlanck  
Thomas Quirk

Research & Preparation  
Pamela Holocher, Senior Planner  
Andrew Dobson, Planner I



## INTRODUCTION

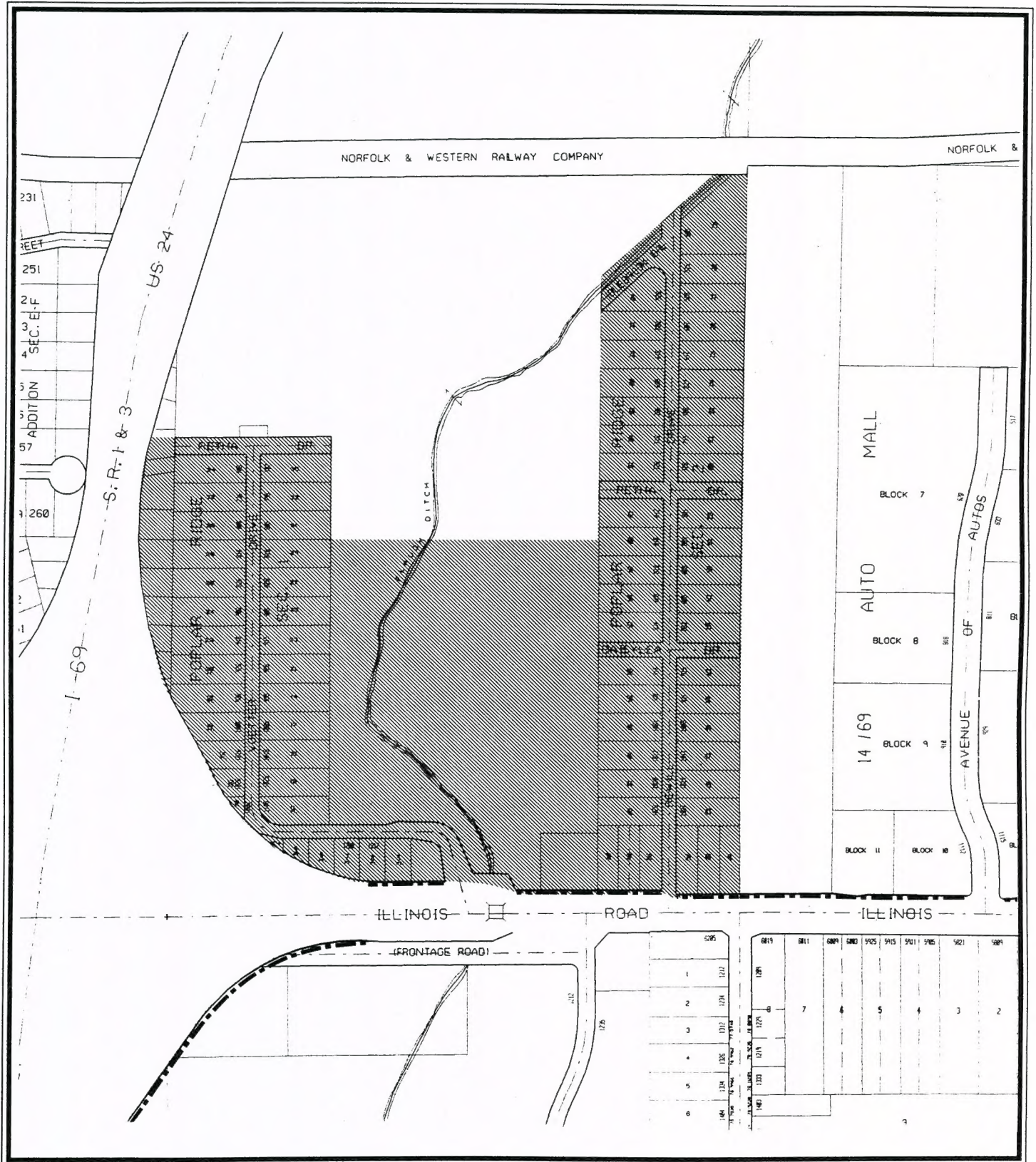
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Over the past 20 years, the City of Fort Wayne has been pursuing a vigorous policy for annexing land adjacent to its corporate limits. This proposal is a logical continuation of this policy.

This fiscal plan explains how the Poplar Ridge Annexation Area conforms to state law requirements. The plan also provides basic data about the area, describes the services which will be furnished to the area upon annexation by the City of Fort Wayne, and summarizes the fiscal impact of this annexation upon the City.

The proposed annexation area is approximately 73 acres in size and contains primarily residential land and open space. A map of the proposed annexation area is presented on the following page, Figure 1.

# POPLAR RIDGE ANNEXATION



ANNEXATION AREA



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## SECTION ONE

### Basic Data

---

#### A. Location

The area proposed for annexation is located west of the City of Fort Wayne along Illinois Road. The annexation area is generally bounded on the east by the Auto Mall Annexation Area (Ord. X-03-93), on the south by the right-of-way of Illinois Road, on the west by the right-of-way of Interstate 69, and partially on the north by the northern boundary of Poplar Ridge Addition section 1 and 2.

#### B. Size

The Poplar Ridge Annexation Area contains approximately 73 acres.

#### C. Population

Block statistics from the 1990 U.S. Census of Population and Housing show that 165 persons reside in the annexation area.

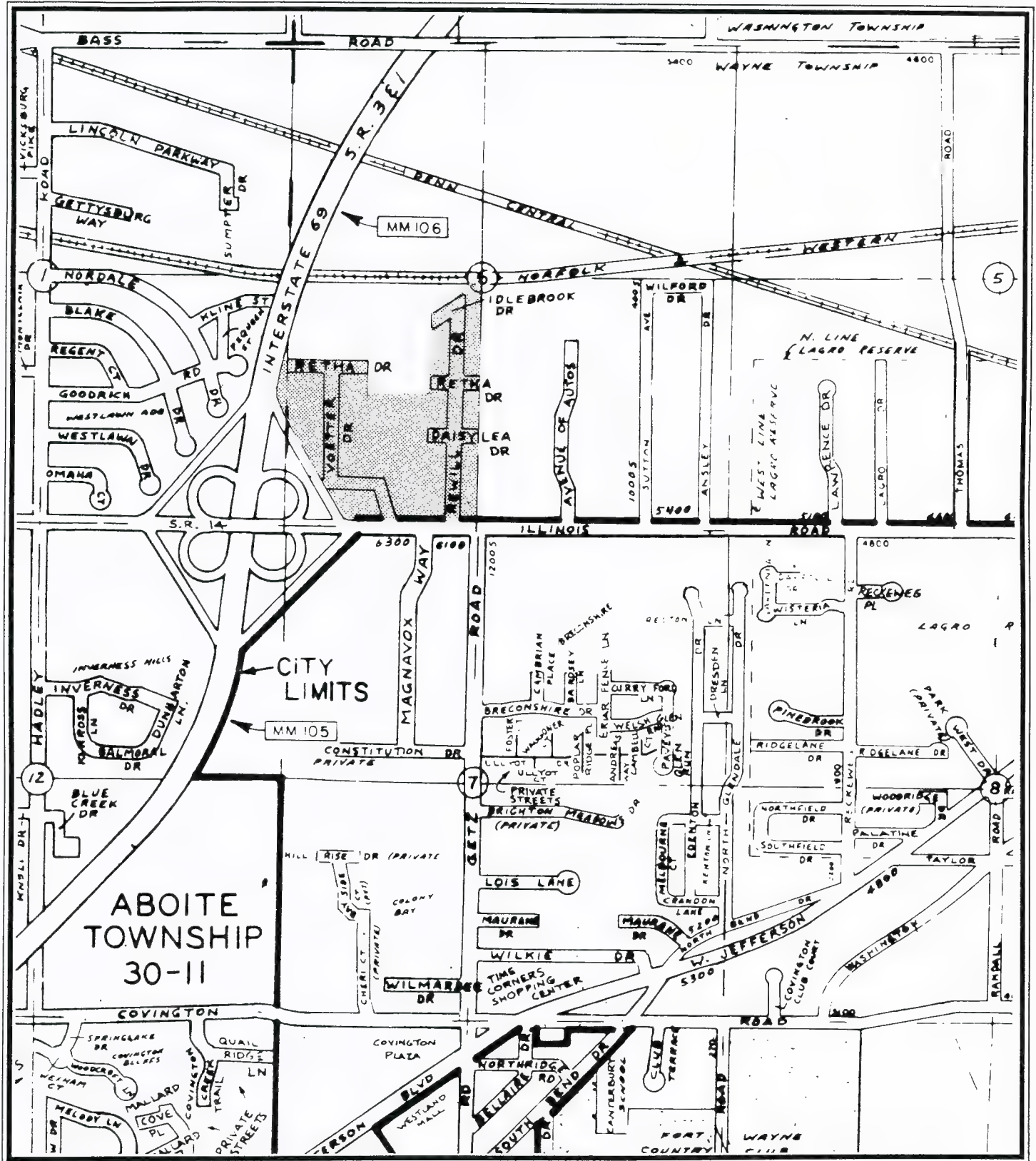
#### D. Buildings

Residential Structures	55 structures in moderate to good condition
Commercial Structure	1 structure in good condition

#### E. Patterns of Land Use (Approximations)

	Acres	Percent
Residential	46.3	62.8
Open Area	26.4	35.9
Commercial	.9	1.3
<b>Total</b>	<b>73.6</b>	<b>100</b>

# POPLAR RIDGE ANNEXATION



LOCATION



## F. Zoning

The Poplar Ridge Annexation Area contains 3 zoning classifications. Upon annexation, the area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification	City Zoning Classification
RS-1 Suburban Residential	R1 Single Family Residence
C1B(P) Planned Business & Technology	M1 Light Industrial
C1 Limited Commercial	B1B Limited Business

## G. Topography

The soils in the Poplar Ridge Annexation Area are predominantly Morley silt loam and Blount silt loam, with some areas of Eel silt loam and Pewamo soils. According to United States Geological Survey maps, the highest point in this area is 830 feet and the lowest point is 790 feet.

## H. Assessment

\$836,532.

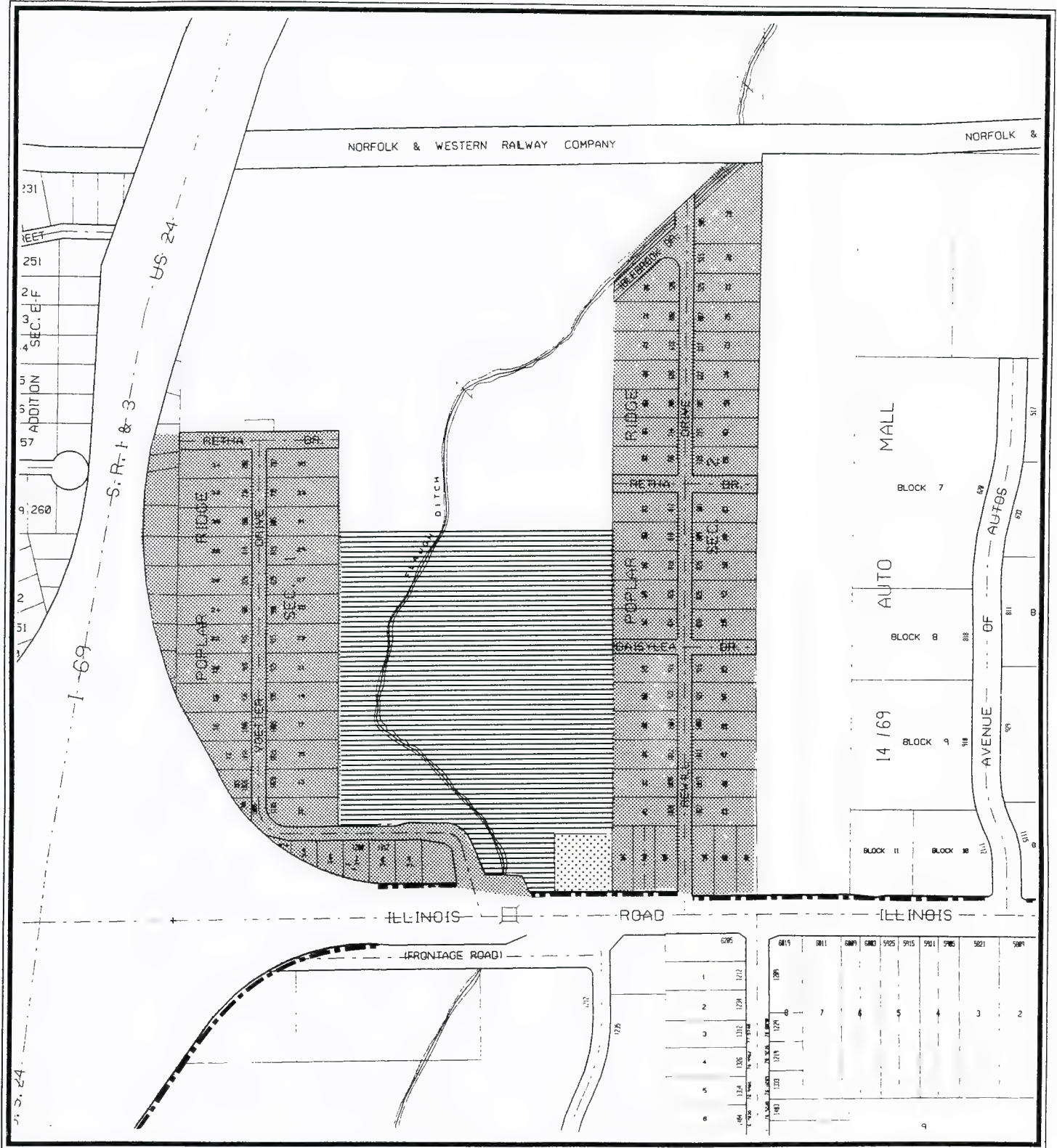
## I. Net Tax Rates (1993 payable 1994)

There are two possible taxing districts that the Poplar Ridge Annexation Area may be incorporated into. Their respective tax rates and increase over the present rate are shown below.

Existing (30 Wayne Transit)	\$6.946346
After annexation (96 Ft. Wayne Fire District)	\$8.894482
Increase	\$1.948136 (28%)

Existing (30 Wayne Transit)	\$6.946346
After annexation (91-95 Ft. Wayne/Wayne)	\$9.318439
Increase	\$2.372093 (34%)

# POPLAR RIDGE ANNEXATION



## ZONING



RS-1 Suburban Residential



C-1B(P)

Planned Business & Technology



C-1 Limited Commercial



**J. Council District**

The Poplar Ridge Annexation area will be initially assigned to City Council District 4, subject to any later statutorily-required reapportionment.

**K. Selected Area Within Corporate Boundaries With Similar Topography, Patterns of Land Use and Population Density**

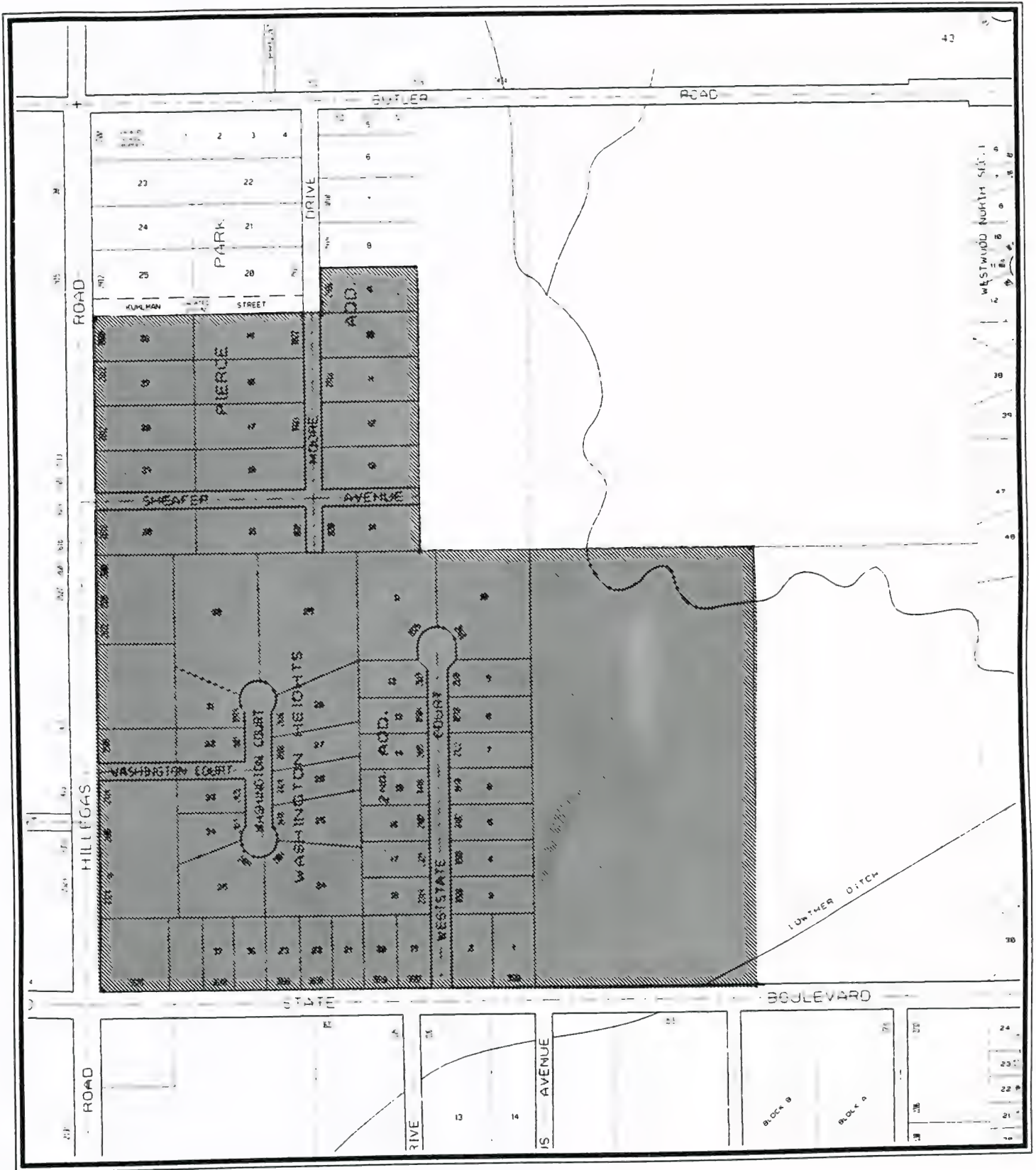
As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use and population density to the Poplar Ridge Annexation Area is the Washington Heights area. Table 1 compares the two areas, and Figure 4 shows the location of the Washington Heights area.

**Table 1**

	<b>Poplar Ridge Area</b>	<b>Washington Heights Area</b>
Topography	gently sloping	gently sloping
Land use patterns	Residential & open space	Residential & open space
Population density	2.21 persons/acre	1.75 persons/acre

No area within the City with similar topography, patterns of land use and population density as the Poplar Ridge Annexation Area is receiving services higher in standard or scope than those services proposed for the Poplar Ridge Annexation Area.

# WASHINGTON HEIGHTS AREA



## COMPARABLE AREA



## SECTION TWO

### The Comprehensive Annexation Program

---

The Annexation of the Poplar Ridge Area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and planning in 1975 and which was subsequently updated in 1976. *The Annexation Policy and Program Study* was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Poplar Ridge area met this criteria in 1975-1976, the report identified it as part of a larger area (WAY-1) which was recommended for annexation.

## SECTION THREE

### State Law Requirements

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#### A. Introduction

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with State Law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. An annexing city must meet the guidelines of at least one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5 percent) to the municipality and it must meet at least one of the following three conditions:
  - (a) have a population density of at least three persons per acre;
  - (b) be zoned for commercial business, or industrial uses;
  - (c) be at least sixty percent subdivided.
2. The boundaries of the annexation area must be at least one-fourth contiguous (25 percent) to the municipality and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services.

The Poplar Ridge Annexation Area meets the first option which has been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how the Poplar Ridge Annexation Area meets this requirement.

#### B. One-Eighth Contiguous

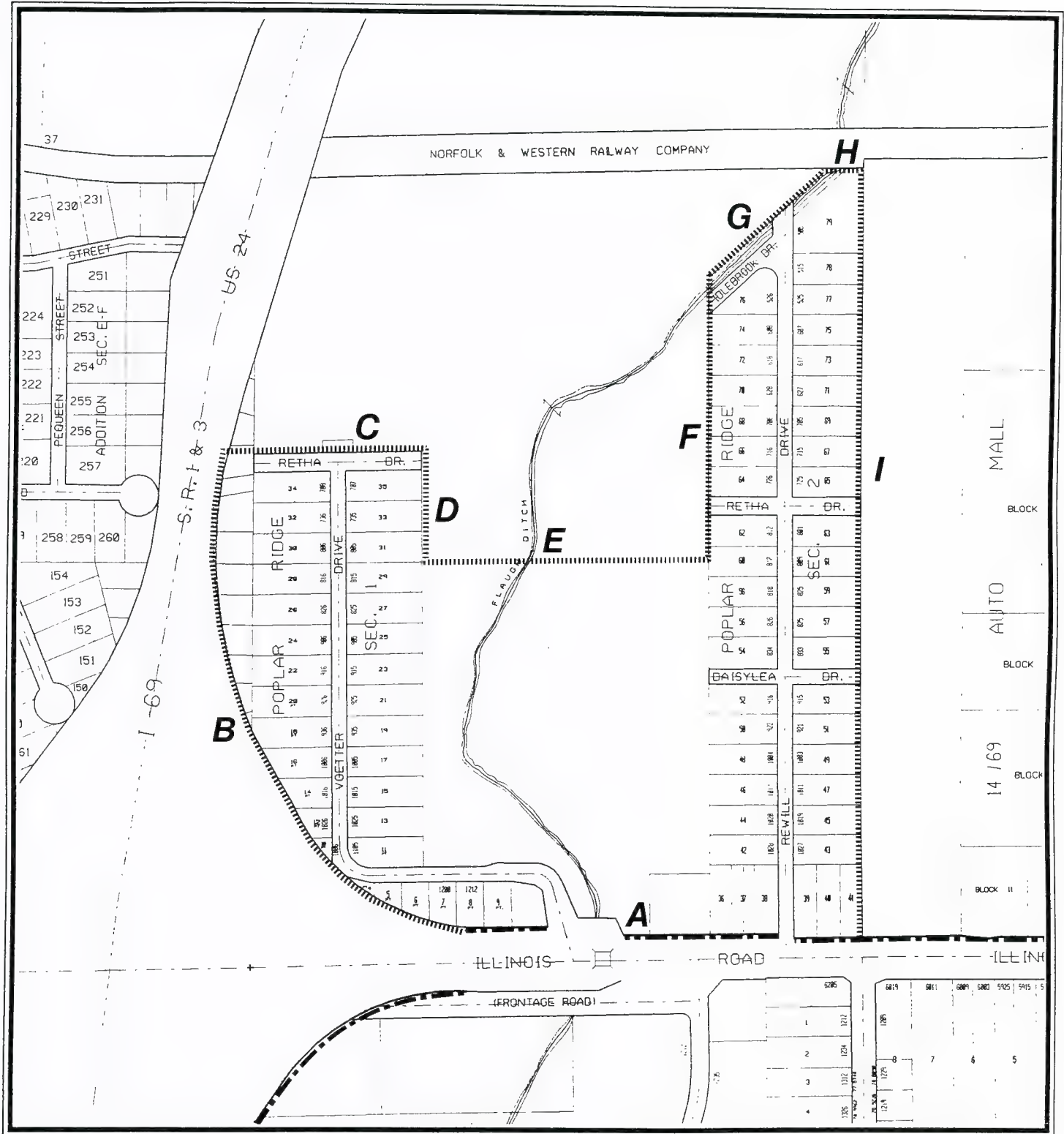
The Poplar Ridge Annexation Area meets the following conditions for annexation. First, as can be seen on the map on the following page, it is more than one-eighth or 12.5 percent contiguous to the City of Fort Wayne. Second, the area is over 60 percent subdivided.

#### C. Conclusion

The Poplar Ridge Annexation Area should be annexed into Fort Wayne because it meets the annexation tests which have been established by the State Legislature. The area is more than one-eighth contiguous to the City of Fort Wayne and the area is over 60 percent subdivided.



# POPLAR RIDGE ANNEXATION



## CONTIGUITY

### CONTIGUOUS

A. 1310'

1310' (14.4%)

### NON-CONTIGUOUS

B. 1720'	F. 940'
C. 645'	G. 535'
D. 370'	H. 120'
E. 940'	I. 2540'

TOTAL 7810' (85.6%)

## SECTION FOUR

### Municipal Services

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This section of the Fiscal Plan projects costs and methods of financing municipal services for the Poplar Ridge Annexation Area. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in the provision of services and financing of these services in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the Poplar Ridge Annexation area, the costs of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at today's dollar value. In addition, costs to provide municipal services to the Poplar Ridge Annexation Area will be inflated in the Financial Summary Section which follows this section.

As required by State Law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Poplar Ridge Annexation Area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Washington Heights Area.

#### **A. Police**

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, and resolution of day-to-day conflicts among family, friends, neighbors, and the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of Constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

Statistics, including the number of calls for service and the average response times, were obtained from the Communications Department Computer Aided Dispatch System (CAD) to project service needs and costs in the proposed Poplar Ridge Annexation Area.



From these statistics it has been estimated that there will be 85 calls for service in the proposed annexation area annually. The proposed annexation area will be incorporated into Police District #5. However, this area will be subject to redistricting in accordance with the Police Department's *Target 2000* plan. With this number of calls for service, it has been determined that it will not be necessary to hire additional personnel to provide police service to the proposed annexation area.

The cost to provide police protection to this area will be \$1,332 annually. This cost is based on an officer's average hourly salary of \$19.91 multiplied by an estimated service time of 45 minutes spent per call for 85 calls. This yields a service cost of \$1,269. An additional 5 percent or \$63 cost for administrative functions is added to the above. This results in a total cost to the City of \$1,332.

Capital Cost:	\$0
Estimated Annual Cost:	\$1,332.00

## **B. Fire Protection**

It is not clear at this time as to whom will ultimately provide fire service to the proposed annexation area. The reason for the confusion is that this area "appears" to lie within the jurisdiction served by the Southwest Allen County Fire District. If it is determined that the area is not within the Southwest Allen County Fire District, then the City is obligated to provide fire service.

If the Fort Wayne Fire Department is responsible for providing fire protection services to the Poplar Ridge Annexation Area, services will be provided immediately upon annexation. These services will include full fire suppression activities, fire prevention, EMS support response on life hazards, emergency hazardous materials response, public education and fire investigations.

Primary response to emergencies would come from Station #2 located at 2023 Taylor Street. There is one Class A pumper and one ladder truck located at Station #2. Primary response time would be between five and seven minutes. Secondary response would come from Station #7 located at 1622 Lindenwood Avenue. There is one Class A pumper located at this station. Secondary response time would be between five and seven minutes.

The Poplar Ridge Annexation Area is located adjacent to other city-covered areas. At the time this plan was prepared, it was estimated that there would be eight responses into the annexation area. This estimation is based on responses to fire zone #199 located immediately south of the proposed annexation area.

The average 1992 operating cost per service run is \$1,040. Therefore, the total cost for fire services would be \$8,320 annually. There will be no need for additional equipment or personnel resulting from this annexation.

Capital Cost:	\$0
Estimated Annual Cost:	\$8,320.00

### **C. Emergency Medical Service (EMS)**

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Three Rivers Ambulance Authority is currently providing emergency medical services (life-threatening and non-life-threatening), and medical transporting of all persons within the community. Emergency responses are in conjunction with the local volunteer ambulance service with no required response times at present.

Using service run records over the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station #2 located at 2023 Taylor Street. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Service is based on user fees. The current charges for ambulance service are show below:

1. \$120 plus \$5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 plus \$7.50 per loaded mile for all emergencies for City and non-city residents plus a \$30 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service the annexation area.

Capital Cost: \$0  
Estimated Annual Cost: \$0

### **D. Solid Waste Disposal**

The Solid Waste Department currently oversees garbage and non-freon appliance collection, yard waste collection, and voluntary curbside recycling within the City of Fort Wayne. The service is provided through a contract with Waste Management Inc. Beginning on January 1, 1995, these solid waste disposal services will be paid for through a \$6.50 per month user fee per single family household and subsidized with property taxes. The amount of property tax residents of the Poplar Ridge Annexation Area will pay to subsidize solid waste collection is negligible.

The Solid Waste Department also oversees the composting program at 5510 Lake Avenue, and contracts with Appliance Recycling Centers of America Inc. (ARCA) to pick up illegally dumped freon appliances. Residents of the annexation area will be able to take up to 1/2 ton of yard waste to the composting site at no charge. Residents will also be able to contact ARCA for



collection and recycling of their freon appliances for \$35.00 per appliance.

These services will be available to the residents of the annexation area immediately upon annexation. It will not be necessary for the City to hire additional personnel or purchase additional equipment to provide these services.

Capital Cost: \$0  
Estimated Annual Cost: \$0

#### **E. Traffic Control**

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately after the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights and control signs.

The Traffic Engineering Department will not require any additional employees to serve the Poplar Ridge Annexation Area. Furthermore, no capital improvements will be required as a result of this annexation.

Capital Cost: \$0  
Estimated Annual Cost: \$0

#### **F. Streets and Roads**

The incorporation of the Poplar Ridge Annexation Area will add .91 miles of residential roads to the City street system. Approximately one-half (.5 mile) of these roads are classified in poor condition, and the remainder (.4 mile) are classified in fair condition.

The City of Fort Wayne Street Department is responsible for the general maintenance of the City's streets and roads. General maintenance includes leaf pick-up, street and berm maintenance, snow removal, street sweeping, right-of-way mowing, minor ditch maintenance, and guard rail repair. These services will be available to the annexation area immediately upon the effective date of annexation.

The Street Department has determined that the annexation of the Poplar Ridge Area, in addition to other annexations along Illinois Road, will necessitate the purchase of a one-ton truck with a snow plow. The total cost for this truck is \$30,000. Other annexation areas along Illinois Road will utilize the services provided by this truck, and therefore will share the financing of its purchase. The Poplar Ridge area will be responsible for approximately 18 percent (\$5,292) of the total cost of the truck. These costs will be incurred as a capital expense the first year of annexation.

The average cost of street maintenance is \$5,912 per centerline mile of road. Annexation of the Poplar Ridge area will bring .9 miles of roads into the City. Therefore, the estimated annual

cost for street maintenance is \$5,368.

Capital Cost: \$5,292.00  
Estimated Annual Cost: \$5,368.00

#### **G. Parks and Recreation**

Residents of the proposed annexation area will have access to City park facilities including Lindenwood Environmental Study Area, East and West Swinney Parks, and Rockhill Park. These facilities offer picnic grounds, hiking trails, basketball courts, baseball diamonds, playgrounds, fishing areas, swimming pools, and a bicycle motor-cross track. Some of these services are offered on a fee-for-service basis, with non-city residents paying a higher fee. Upon annexation, the residents of the Poplar Ridge area will pay the lower resident fee.

No additional personnel or equipment will be required as a result of this annexation.

Capital Cost: \$0  
Estimated Annual Cost: \$0

#### **H. Water**

The Fort Wayne Water Utility is presently serving portions of this proposed annexation area. Extension of water services to properties not presently being served will be considered once the property owners in the area petition for such service. The City will provide engineering and contract execution for any additional water main projects in this area.

Capital Costs: \$0  
Estimated Annual Costs: \$0

#### **I. Fire Hydrants**

The City of Fort Wayne pays the Fort Wayne Water Utility \$221.26 annually for each hydrant located within the City. The City will pay the Water Utility for hydrant maintenance from the General Fund.

Currently, the Poplar Ridge Annexation Area contains 4 fire hydrants. As a result, the City will pay the Water Utility \$885.04 annually after the area is annexed into the City.

Capital Costs: \$0  
Estimated Annual Costs: \$885.00

#### **J. Sanitary Sewers**

The Fort Wayne Department of Water Pollution Control provides sanitary sewers to portions of the Poplar Ridge Annexation Area. The Fort Wayne Department of Water Pollution Control will consider additional sanitary sewer installation upon petition by property owners. The City will provide engineering services as needed for additional sanitary sewers. Upon annexation,



residents will be able to take advantage of the Barrett Bonding process which allows residents to make long-term, low-interest payments for their sewers.

Capital Cost: \$0  
Estimated Annual Cost: \$0

#### **K. Storm Sewers**

Upon annexation, the Fort Wayne Department of Water Pollution Control (WPC) will consider storm sewer installation upon petition by property owners. The City will provide engineering services for such a project. Certain storm drainage improvements may be funded from the City's Storm Water Utility. Emergency and routine maintenance of public drainage systems which are up to City standards will be the responsibility of the City's Sewer Maintenance Department after annexation. The source of revenue City Utilities utilizes for providing these services will be the Storm Water Utility's drainage fees.

Capital Costs: \$0  
Estimated Annual Costs: \$0

#### **L. Street Lighting**

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth.

The Street Light Engineering Department has determined that there is one existing street light in the proposed Poplar Ridge Annexation Area. It will cost approximately \$200 to purchase this light from I & M, and \$350 to upgrade it to City standards. Operating and maintenance costs for this light will be \$75 per year.

The Street Light Engineering Department has further determined that two curves along Voetter Drive may warrant street lighting. Whether or not lights will be placed on these curves will be determined after the area is annexed.

Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, ornamental lighting or underground wiring must be petitioned by the residents involved per State Statute. The residents would be assessed for the cost of such installation.

Capital Costs: \$550.00  
Estimated Annual Costs: \$75.00

#### **M. Animal Control**

The Fort Wayne Department of Animal Control will provide various services to the Poplar Ridge Annexation Area immediately upon the effective date of annexation. The services this department will provide, include, but are not limited to, the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week including holidays),

canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

The annexation area is located within the North District of the Animal Control Department. The total cost to provide Animal Control services to the Poplar Ridge Annexation Area will be \$553.00 annually. This cost is based on the projected number of animal complaint runs made to the area and the projected number of stray animals that will need to be sheltered from the area. It is estimated that 18 animal complaint runs will be made into the area annually, at a cost of \$8.58 per call, for a total cost of \$154.00. It is anticipated that approximately 7 stray animals from the area will need to be held for a minimum of three days at a cost of \$19.00 per day per animal, for a total annual cost of \$399.00. No additional staffing needs are anticipated.

Capital Cost:	\$0
Estimated Annual Cost:	\$553.00

#### **N. Administrative Services**

All administrative functions of the City of Fort Wayne will be available to the Poplar Ridge Annexation Area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, and the Citizen's Advocate Office. General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund and State and Federal Government.

Capital Cost:	\$0
Estimated Annual Cost:	\$0



## SECTION FIVE

### Plan for Hiring Governmental Employees Displaced by Annexation

It is not anticipated that, due to the annexation of the Poplar Ridge area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

## SECTION SIX

### Financial Summary and Recommendation

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The purpose of this section is to project the revenues and expenditures of the proposed Poplar Ridge Annexation Area. This section will also provide a five-year summary for the years 1996 to 2000 of the expenditures compared with the revenues.

#### A. Revenues

Property taxes are the main source of revenue to be received from the Poplar Ridge Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the Wayne Township Assessor. The formula for computing tax revenue is shown in Table 3.

**Table 3: Tax Revenue Formula**

$$\frac{V-E}{100} (T) = TR$$

Where:

V = Assessed Valuation

E = Home Mortgage Exemption (\$1,000)

T = City Tax Rate

TR = Tax Return

The total assessed valuation of the Poplar Ridge Annexation Area is \$836,532. In the formula above, the home mortgage exemption is deducted from this total valuation. There are 55 residential structures within the proposed annexation area. Assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation becomes \$781,532.

For the purpose of this fiscal plan two financial projections will be presented. The Fort Wayne-Fire District tax rate will be used to calculate the first revenue projection. This projection presumes that the Southwest Allen County Fire District will provide fire protection service to the annexation area and that the District will receive tax revenue to provide this service. The second revenue projection will utilize the Fort Wayne/Wayne tax rate which includes a rate for Fort Wayne fire protection. This scenario presumes that the City will provide fire protection to the annexation area and receive its entitled tax dollars for this service. Both the Fort Wayne/Wayne and the Fort Wayne Fire District tax rates are shown in Figures 4 and 5 on the following pages.

Therefore, property tax revenue for 1994, employing the first methodology, can be determined by applying the Ft. Wayne Fire District tax rate to the total taxable assessed value (\$781,532) giving a total property tax revenue of \$18,798. Using a 4.0 percent annual rate of inflation, the property tax revenue for 1997, the first year taxes would be due to the City after annexation, would be \$21,145. A portion of the revenue would be supplied from the State Property Tax Relief Fund.

Employing the second methodology, property tax revenue for 1994 can be determined by applying the Ft. Wayne/Wayne tax rate to the total taxable assessed value giving a total property tax revenue of \$25,761. Using a 4.0 percent annual rate of inflation, the property tax revenue for 1997, the first year taxes would be due to the City after annexation, would be \$28,978. A portion of the revenue would be supplied from the State Property Tax Relief Fund.

The Poplar Ridge Annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets Fund (LARS). These funds are allocated based on street miles. In 1993, the city received approximately \$8,116 per centerline street mile in combined MVH and LARS funds. This annexation will add 0.90 mile to the City's street system. Therefore, the City will receive an additional \$7,369 from MVH and LARS funds. The City will receive these funds annually beginning one year after the effective date of annexation.

The following tables show the area's City taxing district rates.

**Table 4**  
**Taxing District Rate (Ft. Wayne Fire Dist.)**

Corporation General	1.5893
Corporation Debt Service	0.3402
Police Pension	0.0970
Sanitary Officer Pension	0.0175
Park	0.3468
Redevelopment General	0.0145
<b>Total</b>	<b>2.4053</b>



**Table 5**  
**Taxing District Rate (Ft. Wayne/Wayne)**

Corporation General	1.5893
Corporation Debt Service	0.3402
Fire Pension	0.1026
Police Pension	0.0970
Sanitary Officer Pension	0.0175
Fire	0.7883
Park	0.3468
Redevelopment General	0.0145
<b>Total</b>	<b>3.2962</b>

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, County Option Income Tax, County Economic Development Tax, and the Alcoholic beverage Tax. some of these funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Poplar Ridge Annexation Area cannot be calculated. However, most of these funds will increase with City population increases.

## **B. Expenditures**

Expenditures which were reported in the Municipal Services section are summarized in Table 6. Capital costs are one time expenditures while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, all capital improvement projects must follow routine City procedures which often require petitioning.

Table 6 on the following page details the costs that will be incurred by each department upon the annexation of the Poplar Ridge area. These costs do not reflect the inflation factor used to calculate the five-year revenue summaries shown in Tables 7 and 8.

**Table 6: Expenditures**

Department	Capital Cost	Annual Cost
Police	\$0	\$1,332
Fire (if Fort Wayne provides fire protection)	0	8,320
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	0	0
Streets & Roads	5,292	5,368
Parks & Recreation	0	0
Water	0	0
Fire Hydrants	0	885
Sanitary Sewers	0	0
Storm Sewers	0	0
Street Lighting	550	75
Animal Control	0	553
Administrative Services	0	0
<b>Total</b>	<b>\$5,842</b>	<b>\$16,533</b>

### C. Five-Year Summaries

The two Five-Year Summaries show the projected expenditures compared with tax revenues expected in the Poplar Ridge Annexation Area for the first five years after it is incorporated into the City of Fort Wayne. The first summary presumes that fire protection will be provided by the Southwest Allen County Fire district, and that the district will receive the tax revenues for provision of this service. The second summary presumes that the City of Fort Wayne will provide fire protection and will receive the tax revenue for the provision of this service.

The summaries include for each of the five years a 5 percent inflation factor for capital expenditures, a 4 percent inflation factor for operating costs, and a 4 percent increase factor for City revenues. These inflation factors are provided by the City of Fort Wayne Controller's Office and have been derived through calculating the average expenditures and revenues over the past several years.

Property tax revenue from the annexation area will not be collected until 1997. Assuming the area is annexed in December of 1995, assessment will not occur until March of 1996 with revenues being collected in 1997. Since revenues are not collected for one year after the



effective date of annexation, the City will experience a loss of, depending on which fiscal scenario is used, \$15,234 or \$24,323 in 1996. Tables 7 and 8 below detail the revenues compared with the expenses for the Poplar Ridge Annexation over the next five year period.

**Table 7: Revenue Minus Expenses-SWAC Fire Protection**

Year	Expenditures	Property Tax Revenue	MVH & LARS	Balance
1996	15,324	0	0	(15,324)
1997	9,239	21,145	7,369	19,275
1998	9,609	21,991	7,369	19,751
1999	9,993	22,870	7,369	20,247
2000	10,393	23,785	7,369	20,762
<b>Total</b>	<b>54,557</b>	<b>89,791</b>	<b>29,476</b>	<b>64,710</b>

**Table 8: Revenues Minus Expenses-City Fire Protection**

Year	Expenditures	Property Tax Revenue	MVH & LARS	Balance
1996	24,323	0	0	(24,323)
1997	18,597	28,978	7,369	17,750
1998	19,341	30,137	7,369	18,165
1999	20,115	31,343	7,369	18,597
2000	20,919	32,596	7,369	19,046
<b>Total</b>	<b>103,294</b>	<b>123,054</b>	<b>29,476</b>	<b>49,236</b>

#### **D. Recommendation**

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Poplar Ridge Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1995.



## APPENDIX

### Poplar Ridge Annexation Area Legal Description

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Part of the SE 1/4 of Section 1, T30N, R11E, 2nd P.M., Aboite Civil Township, Allen County, Indiana, and part of the SW 1/4 of Section 6, T30N, R12E, 2nd P.M., Wayne Civil Township, Allen County, Indiana, containing 73 acres, more or less, and more particularly described as follows:

Beginning at the intersection of the easterly line of the SW 1/4 of Section 6, T30N, R12E, 2nd P.M., Allen County, Indiana with the northerly right of way of Illinois Road (formerly Indiana State Road 14, Project No. S-387 (4), 1963); thence westerly along the northerly right of way of Illinois Road, said line also being on the boundary of the Magnavox Way Annexation Area (Ordinance No. X-03-82) to a concrete right of way marker (75 feet normal distance north of station 316 +19, Project No. S-387 (4), 1963) approximately 810 feet west and 75 feet north of the southeast corner of the SW 1/4 of said Section 6; thence westerly to a obliterated concrete right of way marker (103 feet normal distance north of station 61 + 52.35 on line 'S-14-A', Indiana State Highway I Project No. 69-4 (13) 105, 1959) approximately 1306 feet west and 103 feet north of the southeast corner of the SW 1/4 of said Section 6; thence westerly, northwesterly and northerly along the easterly right of way of the Illinois Road (formerly Indiana State Road 14) and Interstate 69 interchange (northeast quadrant, Indiana State Highway I Project No. 69-4 (13) 105, 1959) and the easterly right of way of Interstate 69 to its intersection with the northerly line of Poplar Ridge Addition (Plat Book 20, page 53, Office of the Allen County Recorder) extended westerly; thence easterly along said northerly line of Poplar Ridge Addition extended westerly and the northerly line of said Poplar Ridge Addition, said line also being the northerly right of way of Retha Drive, to the northeast corner of said Poplar Ridge Addition (intersection of the northerly right of way of Retha Drive with the easterly line of Lot 35, Poplar Ridge Addition extended northerly); thence southerly along the easterly east line of said Poplar Ridge Addition to the southeast corner of Lot 31, Poplar Ridge Addition; thence easterly parallel with the south line of the SW 1/4 of said Section 6 to the west line of Poplar Ridge Addition, Second Section (Plat Book 22, page 140, Office of the Allen County Recorder); thence northerly along the west line of Poplar Ridge Addition, Second Section to the north bank of the Flaugh Ditch; thence northeasterly along the north bank of the Flaugh Ditch, said line also being on the boundary of said Poplar Ridge Addition, Second Section to a point 2636 feet north and 100 feet east of the southeast corner of the SW 1/4 of said Section; thence easterly along the northerly boundary of said Poplar Ridge Addition, Second Section to the east line of the SW 1/4 said Section 6; thence southerly along the east line of the SW 1/4 of said Section 6, said line also being on the easterly boundary of said Poplar Ridge Addition, Second Section and the boundary of the Auto Mall Annexation Area (Ordinance No. X-03-93) to the point of beginning.

